

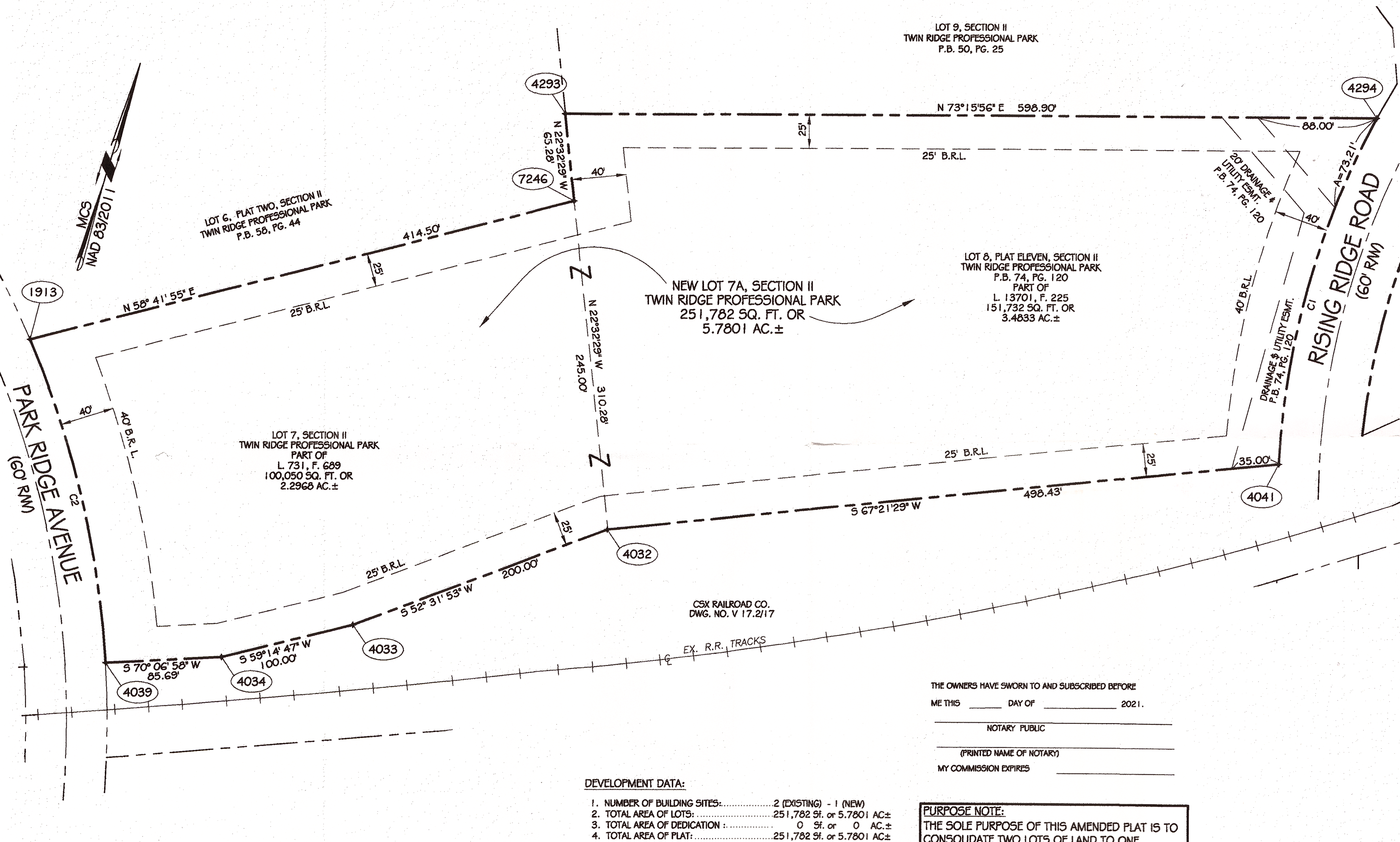
COORDINATES		
POINT	NORTHING	EASTING
1913	619476.3387	1262525.5978
4032	619463.4033	1262973.6823
4033	619343.7382	1262814.9448
4034	619292.6036	1262729.0073
4039	619263.4592	1262648.4262
4041	619657.2831	1263433.6964
4293	619751.9757	1262854.7378
4294	619924.4189	1263428.2706
7246	619691.6860	1262879.7616

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	605.00'	269.41'	25°30'51"	S 01°09'49" E	267.19'
C2	725.00'	246.97'	19°31'02"	N 29°59'04" W	245.77'

OWNER/DEVELOPER

LDG RIDGEVILLE LLC
E. BROOKE LEE, JR. PROPERTIES, INC.
AND LDG, INC.
8601 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
(301) 565-7000

THE BASIS OF BEARINGS FOR THIS PLAT IS THE
MARYLAND COORDINATE SYSTEM (NAD 83/2011).



VICINITY MAP

SCALE: 1"=1200'
TAX MAP: 30D PARCEL: 1408

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE AMENDED FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CONSOLIDATION OF PART OF THE LANDS CONVEYED BY E. BROOKE LEE, JR. PROPERTIES, INC., A MARYLAND CORPORATION AND LDG, INC., A MARYLAND CORPORATION, UNTO RIDGEVILLE JOINT VENTURE, A MARYLAND GENERAL PARTNERSHIP AND LDG RIDGEVILLE, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 6, 2020, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, IN LIBER 13701 AT FOLIO 225; WHICH THIS PARTICULAR PARCEL IS SHOWN AND DESIGNATED AS LOT 8 ON A PLAT OF RECORD ENTITLED, "FINAL PLAT, LOT 8, PLAT ELEVEN, SECTION II, TWIN RIDGE PROFESSIONAL PARK", AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, IN PLAT BOOK NO. 74, PAGE 120; AND ALSO PART OF THE LANDS CONVEYED BY NORTH CITY INVESTMENT COMPANY, A MARYLAND CORPORATION, UNTO GEORGIA-CONN, INC., A MARYLAND CORPORATION, E. BROOKE LEE, JR., AND BROOKE LEE FAMILY, INC., A MARYLAND CORPORATION, BY DEED DATED SEPTEMBER 4, 1965, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, IN LIBER 731 AT FOLIO 689, AND THROUGH ARTICLES OF NAME CHANGE AND ARTICLES OF CONSOLIDATION FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION, SAID LANDS ARE NOW OWNED BY E. BROOKE LEE, JR. PROPERTIES, INC. AND LDG, INC., AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1981 EDITION, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE SECTION 1-16-108, 1979 EDITION, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21512, EXPIRATION DATE AUGUST 4, 2021, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.03.06.12.

OWNER'S CERTIFICATION AND DEDICATION

WE, LDG RIDGEVILLE, LLC, AND E. BROOKE LEE, JR. PROPERTIES, INC. AND LDG, INC., OWNERS OF THE PROPERTY SHOWN HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREON INDICATED; AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1981 EDITION, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, 1979 EDITION, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

PLANS FOR COMMUNITY WATER AND SEWERAGE SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AND ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER.

LDG RIDGEVILLE, LLC

BY: BRUCE H. LEE, PRESIDENT DATE

E. BROOKE LEE, JR. PROPERTIES, INC.

BY: BRUCE H. LEE, VICE PRESIDENT DATE

LDG, INC.

BY: BRUCE H. LEE, PRESIDENT DATE

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE

ME THIS DAY OF 2021.

NOTARY PUBLIC

(PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES

DEVELOPMENT DATA:

1. NUMBER OF BUILDING SITES: 2 (EXISTING) - 1 (NEW)
2. TOTAL AREA OF LOTS: 251,782 Sq. Ft. or 5.7801 AC±
3. TOTAL AREA OF DEDICATION: 0 Sq. Ft. or 0 AC±
4. TOTAL AREA OF PLAT: 251,782 Sq. Ft. or 5.7801 AC±

PURPOSE NOTE:

THE SOLE PURPOSE OF THIS AMENDED PLAT IS TO CONSOLIDATE TWO LOTS OF LAND TO ONE.

APPROVED:
MOUNT AIRY PLANNING COMMISSION

DATE CHAIRPERSON

APPROVED:
FREDERICK COUNTY HEALTH DEPARTMENT

BY DATE

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER.

NOTES:

1. THE PROPERTY SHOWN HEREON IS OWNED BY LDG RIDGEVILLE, LLC, BY DEED DATED APRIL 6, 2020, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 13701 AT FOLIO 225, OF LANDS CONVEYED BY E. BROOKE LEE, JR. PROPERTIES, INC. AND LDG, INC., AND ALSO OWNED BY E. BROOKE LEE, JR. PROPERTIES, INC. AND LDG, INC., THROUGH ARTICLES OF NAME CHANGE AND ARTICLES OF CONSOLIDATION FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION, BY DEED DATED SEPTEMBER 4, 1965, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 731 AT FOLIO 689, OF LANDS CONVEYED BY NORTH CITY INVESTMENT COMPANY, A MARYLAND CORPORATION, AND UTILITY EASEMENTS AS SHOWN HEREON.
2. NO GRADING, FILLING, OR CONSTRUCTION SHALL BE PERMITTED WHICH INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
3. ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE TOWN OF MOUNT AIRY.
4. NOTHING SHOWN OR STATED ON THIS PLAT SHALL CREATE A COVENANT OR RESTRICTION OF TITLE.
5. TOWN OF MOUNT AIRY MASTER PLAN FOR WATER AND SEWER: SITE HAS WATER AND SEWER CLASSIFICATION OF W-1 / S-1. WATER - EXISTING SERVICE AREA SEWER - EXISTING SERVICE AREA PUBLIC WATER AND SEWER WILL BE AVAILABLE, AND NO INDIVIDUAL WATER OR SEWER SYSTEMS SHALL BE PERMITTED. A 6 FOOT DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG ALL LOT LINES.
6. ALL DRIVEWAYS SHALL BE PAVED ACCORDING TO TOWN OF MOUNT AIRY ZONING REGULATIONS AND SPECIFICATIONS.
7. NO BUILDING PERMIT OR ZONING CERTIFICATE SHALL BE ISSUED FOR ANY LOT SHOWN HEREON UNTIL SUCH TIME AS A SITE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE TOWN OF MOUNT AIRY PLANNING COMMISSION.
8. EXISTING ZONING - MUNICIPALITY
9. LOT VEHICLE ACCESS IS DENIED EXCEPT WHERE SHOWN HEREON.
10. ALL STORMWATER MANAGEMENT ON LOT 7A IS THE RESPONSIBILITY OF THE OWNER / DEVELOPER AND NOT THE RESPONSIBILITY OF THE TOWN OF MOUNT AIRY.

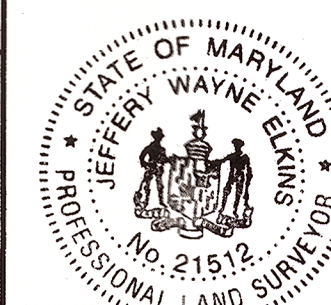
SYMBOLS:

- IRON PIN SET *
- CONC. MON. *
- EX. WATER LINE
- EX. SAN SEWER
- * UNLESS OTHERWISE NOTED

MINIMUM BUILDING RESTRICTION LINES

FRONT: 40'
REAR: 40'
SIDES: 25'

DATE REVISIONS



C.C. FILE NO. AP-20-0079

AMENDED FINAL PLAT
LOT 7A, PLAT FOURTEEN, SECTION II
A CONSOLIDATION OF LOT 7 AND LOT 8, SECTION II, PLAT BOOK 74, PAGE 120
TWIN RIDGE PROFESSIONAL PARK

CC FILE NO. : AP-20-0079
SITUATED ON RISING RIDGE ROAD AND PARK RIDGE DRIVE
TOWN OF MOUNT AIRY
WOODVILLE ELECTION DISTRICT #18
FREDERICK COUNTY, MARYLAND
SCALE: 1"=60' JUNE, 2021

SHEET 1 OF 1



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Engineers Surveyors Planners
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(301) 829-2890 (301) 831-5015 (410) 549-2751
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BY: D. B. S. C. P.

RECORDED PLAT BOOK PAGE JOB No. 251-569